Stone Creek HOA Annual Meeting Minutes
October 27, 2026
Meeting held at Oskee's, 2nd floor

Attendance and Opening Remarks

Board Members Present: Chad Detamore, Jessica LaRosa, Jon Reichard, Tom Roth, and Kamil Tamimie. Board Members Absent: Chad Beckett and Linda Matkowski

Tom Roth called the meeting to order at 6:01 p.m., introduced the Board members, and thanked neighborhood volunteers for their continued service.

Ground Committee Report – Jessica LaRosa

Jessica reviewed the HOA's responsibility for maintaining Stone Creek Boulevard and associated common areas, including trees and landscaped beds, the pond and surrounding property, the creek bed near Windsor Road, and the High Cross Road entrance. The 2026 ground budget was $43,146 and covers mowing, trimming, garden maintenance, aquatic control, and plantings. Mowing may be canceled when turf conditions warrant, while other maintenance services generally require contracts. Lighting, irrigation, and fountain maintenance are additional considerations.

The committee's regular volunteer base has declined from approximately 10 people to three. Volunteers have historically provided extensive planting, weeding, watering, and other maintenance services, but this level of support is no longer sustainable. The committee anticipates ending volunteer services in 2028 and increasing contracted maintenance. The report estimates replacement volunteer labor at approximately $25,000 annually.

For 2027, the committee proposed a 3% increase in its grounds budget to approximately $44,460, reducing maintenance-intensive garden areas, and making other changes to simplify upkeep. Plans include removing sedum and daylilies near the golf course entrance and returning the Castlerock garden to the golf course. Contracted services would be needed for spigot startup, winterization, and electrical repairs. Volunteer support for some planting, weeding, and watering is expected to continue during 2027.

Potential future projects include irrigation improvements at the High Cross and Windsor entrances (estimated at $15,000), selective turf restoration (estimated at $15,000-$20,000 annually), and major pruning. The committee emphasized that maintaining the current appearance of the neighborhood will require additional funding as volunteer labor declines; otherwise, some landscaped areas may need to be returned to turf.

Architecture Committee Report – Jon Reichard

Jon reported that the Architectural Committee reviewed 28 requests from October 2025 through September 2026, compared with 42 in the prior reporting year. Requests included six new builds, seven fences, eight landscaping projects, two solar installations, one siding color change, one

addition, one playhouse, and two temporary fences. Five of the six new-build requests were in the Fieldstone subdivision.

Committee members Chad Detamore, Jeff Blue, Ed Harvey, and Jon Reichard have agreed to continue serving another year. Homeowners were reminded that new construction and modifications—including fences, landscaping, additions, pergolas, solar panels, and siding changes—must be submitted for review under the Covenants. The committee thanked residents for their cooperation and encouraged complete submissions to facilitate timely review.

Treasurer's Report and Proposed FY2027 Budget – Linda Matkowski (presented by Tom Roth)

Tom presented the proposed FY2027 budget and explained the recommendation to increase the annual assessment by $50, from $150 to $200 per lot. The proposal reflects increasing maintenance needs, the anticipated loss of volunteer labor, and the desire to avoid continued use of reserves to support recurring operating expenses. The Board had considered various options before presenting the proposed increase.

The proposed budget projects approximately $58,990 in assessment collections, using 347 billable lots and an allowance for nonpayment, plus a beginning balance of $26,062.66. Proposed total expenses are $49,475, including approximately $44,450 for grounds and common-area maintenance and $5,025 for administrative expenses. Projected year-end carryover is approximately $35,577.66. These are proposed budget figures, not final results or a record of budget approval.

Homeowners asked about outstanding assessments and collection options. The discussion noted that unpaid assessments may be collected when a property is sold through the closing process. Attendees raised possible additional collection measures and concern that higher assessments might increase delinquencies. A homeowner also suggested improving welcome communications to new owners so that their first contact is not a late dues notice. The Board discussed the importance of broad financial support for neighborhood maintenance as volunteer availability decreases.

Golf Course and Restaurant Update – Jim Buyze

Jim provided updates on golf course operations, ponds, events, and the restaurant. A previously engaged pond-dredging contractor withdrew, and the golf course is evaluating resources and a phased approach, potentially beginning with a test pond. Work was anticipated to begin in February, although the overall project may take considerable time. The newly improved terrace, featuring a pergola, fireplace, and televisions, is available for use and rental.

Upcoming events discussed included a spring collegiate tournament in late April, a Stephen Curry-hosted event in mid-July, and a potential State Open event in August, subject to final arrangements. Jim addressed concerns about pedestrians on cart paths, reiterating that access is limited to registered golfers and authorized spectators, including when the course is closed. Temporary tee

adjustments, fencing, and trees have been used to help mitigate errant golf balls; complete prevention would require netting.

Restaurant operations were reported to be improving, with NFL Sunday Ticket, seasonal live music, an updated menu in development, and opportunities for university-related functions and private events. Staffing changes were underway. The golf course was expected to close around November 9, with possible weather-dependent operations thereafter.

Board of Directors Election

Three Board seats are open for election. Interested candidates were asked to submit written statements by November 3, with statements to be shared with homeowners on November 4. The electronic election is scheduled to open November 7 at 9:00 a.m. and close November 9 at 11:59 p.m. Each lot is entitled to one ballot; owners of multiple lots receive a corresponding number of ballots. Additional election instructions will be distributed.

Open Forum

Gina Johnson and Peg Bryce shared information about Blueprint in the Pines, a mental health agency, and a winter food-donation effort supporting the Littlest Pantry Network. Donations may be made through Blueprint in the Pines at 2704 Boulder Square. Neighborhood outreach was planned to help publicize the effort.

Adjournment

The meeting adjourned at 7:19 p.m.

Supporting materials distributed at the meeting: Grounds Committee report and proposed FY2027 budget.